

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION MEETING**

3
4 **Wednesday, February 5, 2020**

5 **6:00 p.m.**

6 **Cottonwood Heights City Council Chambers**

7 **2277 East Bengal Boulevard**

8 **Cottonwood Heights, Utah**
9

10 ***ATTENDANCE***

11
12 **Members Present:** Chair Graig Griffin, Commissioner Craig Bevan, Commissioner Jesse
13 Allen, Commissioner Sue Ryser, Commissioner Christine Coutts,
14 Commissioner Dan Mills, Commissioner Bob Wilde-Alternate
15

16 **Staff Present:** Community and Economic Development Director Michael Johnson, Senior
17 Planner Matt Taylor, Deputy City Recorder/HR Manager Heather
18 Sundquist, City Attorney Shane Topham
19

20 **BUSINESS MEETING**
21

22 Chair Graig Griffin called the Business Meeting to order at approximately 5:05 p.m. and welcomed
23 those in attendance.
24

25 **1.0 CONSENT AGENDA**
26

27 **1.1 Approval of Planning Commission Minutes.**
28

29 **1.1.1 Approval of Minutes for October 2, 2019.**
30

31 *Commissioner Rhodes moved to approve the minutes of October 2, 2019. Commissioner Bevan*
32 *seconded the motion. The motion passed with the unanimous consent of the Commission.*
33 *Alternate Planning Commissioner Bob Wilde did not participate in the vote.*
34

35 **1.1.2 Approval of Minutes for December 4, 2019.**
36

37 *Commissioner Rhodes moved to approve the minutes of December 4, 2019. Commissioner*
38 *Wilde seconded the motion. Vote on motion: Commissioner Bevan-Aye, Commissioner Allen-*
39 *Abstained, Commissioner Ryser-Aye, Commissioner Coutts-Aye, Commissioner Mills-Aye,*
40 *Chair Griffin-Aye. The motion passed unanimously with one abstention. Alternate Planning*
41 *Commissioner Bob Wilde did not participate in the vote.*
42

1 **1.1.3 Approval of Minutes for January 8, 2020.**
2

3 *Commissioner Bevan moved to approve the minutes of January 8, 2020. Commissioner Mills*
4 *seconded the motion. Vote on motion: Commissioner Bevan-Aye, Commissioner Allen-*
5 *Abstained, Commissioner Ryser-Aye, Commissioner Coutts-Aye, Commissioner Mills-Aye,*
6 *Chair Griffin-Aye. The motion passed unanimously with one abstention. Alternate Planning*
7 *Commissioner Bob Wilde did not participate in the vote.*
8

9 **2.0 ADJOURNMENT**
10

11 *Commissioner Allen moved to adjourn. Commissioner Mills seconded the motion. The motion*
12 *passed with the unanimous consent of the Commission. Alternate Planning Commissioner Bob*
13 *Wilde did not participate in the vote.*
14

15 The Planning Commission Meeting adjourned at approximately 5:12 p.m.

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION WORK MEETING**

3
4 **Wednesday, February 5, 2020**

5 **5:30 p.m.**

6 **Cottonwood Heights City Council Chambers**

7 **2277 East Bengal Boulevard**

8 **Cottonwood Heights, Utah**
9

10 ***ATTENDANCE***

11
12 **Members Present:** Chair Graig Griffin, Commissioner Craig Bevan, Commissioner Jesse
13 Allen, Commissioner Sue Ryser, Commissioner Christine Coutts,
14 Commissioner Dan Mills, Commissioner Bob Wilde-Alternate
15

16 **Staff Present:** Community and Economic Development Director Michael Johnson, Senior
17 Planner Matt Taylor, Deputy City Recorder/HR Manager Heather
18 Sundquist, City Attorney Shane Topham
19
20

21 **WORK MEETING**
22

23 Chair Graig Griffin called the meeting to order at 5:14 p.m.
24

25 **1.0 Planning Commission Discussion.**
26

27 **1.1 (Project PDD-19-001) Planned Development District Preliminary Plan and**
28 **Rezone Application for the Redevelopment of Approximately 21.7 Acres at**
29 **6695 South Wasatch Boulevard Currently in the F-1-21 (Foothill**
30 **Residential) Zone and Identified in the General Plan for Mixed-Use**
31 **Development.**
32

33 Chair Griffin reported that the above matter is intended for discussion only. A public hearing was
34 to be held at a future Planning Commission Meeting.
35

36 Senior City Planner, Matt Taylor presented the staff report and stated that the proposed project
37 consists of approximately 21.7 acres at 6695 South Wasatch Boulevard. It is currently in the F-
38 1-21 (Foothill Residential) zone and is identified in the General Plan as a mixed-use development.
39 Images of architectural features were displayed. Staff was continuing their own internal review of
40 the architecture against the design review standards and urban design and site planning principles.
41 An Architectural Review Commission Meeting was to be held on February 26. Mr. Taylor
42 indicated that the design may change as this is a multi-phased project. Since the initial evaluation,
43 the Public Works Department conducted a review and received feedback after consulting with the
44 City Geologist. A meeting was held with the applicant to further identify expectations for
45 clarification to continue the evaluation of the special studies.
46

1 Mr. Taylor reminded the Commission that as the project proceeds and they move forward to a
2 planning Commission public hearing, public notice will be sent out. Renewed renderings were
3 presented.

4
5 Community Development Director, Michael Johnson reported that as they continue to work with
6 the applicant, there are significant items staff will address prior to the formal public hearing.

7
8 In response to a question raised, Mr. Johnson stated that there are height standards that are based
9 on the distance from Wasatch Boulevard. He confirmed that the Geotechnical study and Geologic
10 Hazard studies have been completed. A Geologist reviewed the studies against the existing
11 ordinance and submitted items to be addressed to comply with the ordinance. Clarification
12 regarding fault lines was also requested.

13
14 Developer Tom Henroid from Rockworth Companies reported that there has been a major design
15 change as they are no longer seeing a large corporate office. Residents expressed concerns with
16 traffic and building height and chose to remove that portion of the project. The project includes
17 two full level buildings with a half story for rooftop amenities. They felt this was the best path
18 forward. They reviewed the ARC recommendations and do not want to be perceived as obstinate
19 or difficult in any way.

20
21 The layout was next discussed. Mr. Henroid explained that they have taken the fault lines identified
22 by Western Geologies and the associated setbacks and overlaid them onto the Alta survey before
23 determining the placement of the buildings.

24
25 Commissioner Ryser expressed concern with trail parking and the six-story hotel design.
26 Mr. Henroid reported that the six-story hotel design is customary to the hotel brand. The hotel
27 will be working with them and dictate the build.

28
29 Chair Griffin expressed support for the design and believed it was scaled well for the property.
30 Height included in the PDD was intended to allow flexibility due to the waterline and site
31 constraints. He noted that the developer is still significantly below the envelope they are allowed
32 to work within.

33
34 A Commissioner expressed opposition to the proportions in that the project shows six stories in
35 front and 15 affected stories for the condominium complex. A more linear design was
36 recommended. It was noted that the desire was to maintain the canyon view while driving through
37 the City.

38
39 Mr. Henroid remarked that the PDD prohibits a bait and switch by the developer and sets the uses,
40 masses, and building heights for the building permit process.

41
42 Connectivity issues were next addressed. Mr. Johnson reported that there is a free right-hand lane
43 into the project and a free left hand turn along upper Wasatch Boulevard. Stop signs are proposed
44 at the north and south accesses. It was recommended that bike lanes and access be added to future
45 plan renditions.

1 Mr. Henroid emphasized that the level of detail adds additional expense. Their attorney was
2 prepared to draft edits to the PDD ordinance and recognizes that the City prefers to have associated
3 design guidelines. Although the project has different uses, he believed there should be a common
4 theme reflected.

5
6 Landscaping materials were next discussed. Mr. Henroid commented that hillside retention and
7 stabilization are a priority and confirmed that vegetation will be carefully considered prior to
8 planting.

9
10 Mr. Johnson explained that they will be meeting as staff within the week and the ARC at the end
11 of the month. Their goal was to get to a point where staff is comfortable preparing a
12 comprehensive report and making a recommendation.

13
14 Mr. Henroid was of the opinion that the PDD requires time to process and their application is the
15 most comprehensive Cottonwood Heights has ever seen. They understand the process and felt
16 they could come up with something that works within the Ordinance.

17 18 **1.2 (Project ZTA-20-001) City-Wide Public Tree Management Ordinance.**

19
20 Mr. Johnson reported that the above item provides an overview of the purposes and objectives
21 of a City-wide Public Tree Management Ordinance.

22
23 Mr. Taylor presented the staff report and stated that the proposed ordinance pertains to public
24 trees and park strips. Key items address responsibility and dictate design standards and tree
25 selection. The list of trees will be adopted by reference. The tree ordinances from surrounding
26 cities were described. Root issues were next addressed. It was noted that future tree installation
27 will require a root barrier system, which enables roots to go down 18 inches and then out to
28 alleviate problems.

29
30 In response to a question raised regarding safety, Mr. Taylor explained that the proposed
31 ordinance will strike a balance between hardscape and landscape where 50% hardscape will be
32 acceptable as long as its permeable. Safety concerns will be addressed that will limit height
33 around driveways to two feet. Mr. Taylor confirmed that the standards will be enforceable.
34 Mr. Taylor next identified the appropriateness of trees. Goals for the creation of a shade canopy
35 will be included with a possible prohibition of deciduous trees in park strips. The tree selection
36 list will identify what is allowable.

37 38 **1.3 Additional Discussion Items.**

39 40 **2.0 Adjournment.**

41
42 *Commissioner Ryser moved to adjourn the Work Session. Commissioner Bevan seconded the*
43 *motion. The motion passed with the unanimous consent of the Commission. Alternate*
44 *Planning Commissioner Bob Wilde did not participate in the vote.*

45
46 The Work Session adjourned at 6:50 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights City Planning Commission Meeting held Wednesday, February 5, 2020*
3
4

5 Teri Forbes

6 Teri Forbes

7 T Forbes Group

8 Minutes Secretary

9
10 Minutes Approved: March 4, 2020